

From: Nawfal Ezzagaghi
To: jimp@leoncountyfl.gov
Date: 1/19/2005 4:49:41 PM
Subject: Proposed 60 foot Right-of-way Abandonment

Good Afternoon,

Upon review and further consultation with John Kraynak, I am sending you this email on his behalf to inform you that the Environmental Compliance Division does not have any objection to the requested right-of-way abandonment by H. Milo Stewart and James and Beverly Hoover.

If you have any questions, please feel free to contact me.

With Regards,

Leon County Growth & Env. Mgmt
Nawfal R. Ezzagaghi, P.E.
Senior Environmental Engineer
Phone (850) 488-9300
Fax (850) 487-7956

CC: Kraynak, John

From: David McDevitt
To: Pilcher, Jim
Date: 1/19/2005 2:47:39 PM
Subject: Proposed ROW Abandonment in Bosque De Augustine Residential Subdivision

Our review of the project file and recorded plat for the Bosque De Augustine Subdivision indicates that the two areas that are the subject of the abandonment request are noted as "reserved for future right of way" and both areas include a 20-foot drainage and utility easement. It would appear that the "reserved for future right of way" areas located at the end of both Calle De Santos and Camino Real were established by recorded plat to ensure that when the adjacent property is development, that an interconnection to Bosque De Augustine would be provided. The residential neighborhood interconnection concept/requirement is consistent with the County's Comprehensive Plan and implementing Land Development Regulations. Interconnection (either constructed or reserved) to existing or future development is required for all proposed residential developments absence environmental constraints. This requirement ensures for the physical (vehicular, pedestrian, bicycle, etc.) as well as the social interconnection between adjacent residential neighborhoods. Also, neighborhood "interconnectively" reduces the number of new driveway connections required on collector and arterial roadways, and also reduces the number of new off-site trips utilizing the adjacent collector and arterial roadway system.

Therefore, this office can not recommend approval of the proposed abandonment in that it appears to be inconsistent with adopted County requirements for new residential development as outlined above. However, should be County Commission deem that it is appropriate and in the public's interest to approved the proposed abandonment, we recommend that the 20-foot drainage and utility easements that are a component of both "reserved for future right of way" areas at the end of Calle De Santos and Camino Real be retained by the public. Please contact this office if you require additional information or further clarification regarding this matter.

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from county employees and county officials regarding county business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

Jim Pilcher - RE: Comments on Camino Real and Calle De Santos Abandonment

From: "Tedder, Wayne" <tedderw@talgov.com>
To: "Manning, Roxanne" <ManningR@talgov.com>, "Pilcher, Jim" <JIMP@mail.co.leon.fl.us>
Date: 4/15/2005 5:01 PM
Subject: RE: Comments on Camino Real and Calle De Santos Abandonment

Just a clarification, the comp plan amendment application mentioned was denied by the Board during the last amendment cycle. It was during the review of this amendment that we identified the nature of the environmental constraints on the adjoining properties that would benefit by the subject right-of-way.

Wayne

-----Original Message-----

From: Manning, Roxanne
Sent: Friday, April 15, 2005 4:39 PM
To: Pilcher, Jim
Cc: Tedder, Wayne
Subject: Comments on Camino Real and Calle De Santos Abandonment

Following staff review, the Planning Department recommends that the application for abandonment be denied for the following reasons:

1) The terminal point on both streets is reserved for future right of way. These reservations are intended to ensure interconnectivity to the adjacent property when it is developed. Such interconnectivity will allow alternate trip routing for area residents and ultimately reduce the numbers of automobiles on local roadways.

2) The requested abandonment is inconsistent with Leon County Comprehensive Plan. The Comprehensive Plan contains two policies that encourage interconnections between new developments.

Policy 1.6.3 specifically encourages both vehicular and pedestrian interconnections. The pedestrian interconnection portion of Policy 1.6.3 was formally implemented through the adoption of specific Land Development Regulation (LDR) language in September 2004. (Chapter 10, Article XI, Section 10- 1527)
Policy 1.6.9, although less specific, requires that new development plans contribute to the development of a unified circulation system through the provision of "multi-modal access" to surrounding developments.

3) An application for a Comprehensive Plan amendment has been filed on the property immediately to the southeast, indicating potential development activity within the foreseeable future. This is the property that will be connected Camino Real and Calle De Santos through the same parcels proposed for abandonment.

It is important to note that the proposed abandonment, and resulting lack of access, may effectively landlock the property to the southeast. It appears that environmentally sensitive areas could prevent the southeastern parcel's access to Old St. Augustine Road, thus making the interconnection even more important.

If the abandonment is granted, alternative access points should be identified for the adjacent southeastern property.

If you have any questions, please call me at 891-8646.


Thank you,
Roxanne M. Manning, AICP

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BOARD OF COUNTY COMMISSIONERS

INTERDEPARTMENTAL MEMORANDUM

TO: Jim Pilcher
Chief, Survey and Right of Way Services

FROM: Herbert W. A. Thiele 
County Attorney

DATE: January 13, 2005

SUBJECT: Proposed 60 Foot Right-of-Way Abandonment for Southerly Ends of Calle de Santos and Camino Real

This memorandum responds to your January 12, 2005 memorandum seeking the input of the County Attorney's Office on a proposed abandonment for certain property designated as "reserved for future right-of-way" on a plat of Bosque De Augustine at the southerly ends of Calle de Santos and Camino Real.

Provided that the drainage and utility easements are preserved by a simultaneously executed set of Easement Deeds and provided that these two parcels of property do not provide access to an otherwise land-locked parcel of property to the southerly end of the properties, then the County Attorney's Office would have no objection to the abandonment, provided the statutory abandonment procedures were followed, including a proper hearing.

Should you have any further questions, please contact the County Attorney's Office.

HWAT/eal

cc: Joseph L. Brown, III, P.E., Director of Engineering Services
Dale Walker, Director of Operations
David McDevitt, Director of Environmental Services
John Kraynak, P.E., Senior Environmental Engineer
Glen Pourciau, Director of Mosquito Control and Stormwater Maintenance

From: Jim Hazlip
To: Pilcher, Jim
Date: 2/1/2005 8:50:11 AM
Subject: Proposed 60 foot Right-of-Way Abandonment

Southerly ends of Calle de Santos and Camino Real.
Operations has reviewed the request. We have no problem with going forward with abandonment.

Jim Hazlip

Jim Hazlip
Assistant Director
Leon County Public Works
850-487-3070
jimh@mail.co.leon.fl.us

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CC: Walker, Dale